

Application ref: 2019/5502/P
Contact: Kristina Smith
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:

**4 John Street and 5-6 King's Mews
London
WC1N 2ES**

Proposal:

Retention of enclosure to existing car port fronting King's Mews (as a rear extension to 4 John St) including garage doors and metal roof, for a temporary period of 2 years
Drawing Nos: P020; P041 (Rev A); P043 (Rev A); P042 (Rev A); P044 (Rev A); Cover letter (dated 29 October 2019)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The retention of the car port, by virtue of its scale, design, position and prominence, would have a detrimental visual impact on the Kings Mews streetscene and the Bloomsbury Conservation Area and would fail to contribute to community safety and security, contrary to policies D1 (Design), D2 (Heritage) and C5 (Safety and security) of the Camden Local Plan 2017.
- 2 The retention of the car port would fail to make efficient use of the site or contribute to the Borough's housing supply, contrary to policies G1 (Delivery and location of growth) and H1 (Maximising housing supply) of the Camden Local Plan 2017.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer